

1 **LONDONDERRY, NH PLANNING BOARD**
2 **MINUTES OF THE MEETING OF SEPTEMBER 3, 2014 AT THE MOOSE HILL**
3 **COUNCIL CHAMBERS**
4

5 Members Present: Art Rugg; Mary Soares; Laura El-Azem; Chris Davies; Rick
6 Brideau, CNHA, Ex-Officio; Scott Benson; and Al Sypek, alternate member
7

8 Also Present: Cynthia May, ASLA, Town Planner and Planning and Economic
9 Development Department Manager; John R. Trottier, P.E., Assistant Director of
10 Public Works and Engineering; and Jaye Trottier, Associate Planner
11

12 A. Rugg called the meeting to order at 7:00 PM. He appointed A. Sypek to vote
13 for L. Wiles.
14

15 **Administrative Board Work**
16

17 A. Approval of Minutes – August 6 and 13, 2014
18

19 **C. Davies made a motion to approve and sign the minutes from the**
20 **August 6, 2014 meeting. R. Brideau seconded the motion. No**
21 **discussion. Vote on the motion: 3-0-3.**
22

23 (C. Davies, L. El-Azem and S. Benson abstained as they did not attend the
24 August 6, 2014 meeting).
25

26 **C. Davies made a motion to approve and sign the minutes from the**
27 **August 13, 2014 meeting. R. Brideau seconded the motion. No**
28 **discussion. Vote on the motion: 5-0-1.**
29

30 (S. Benson abstained as he did not attend the August 13, 2014 meeting).
31

32 Minutes for August 6 and 13, 2014 were approved and signed at the conclusion
33 of the meeting.
34

35 B. Plans to Sign – Hickory Woods (Owner and Applicant) Amended Site Plan, Map
36 2 Lot 27, Phase II.
37

38 J. R. Trottier reported that all precedent conditions for approval have been met
39 and that staff recommends signing the plans.
40

41 **C. Davies made a motion that the Planning Board sign the amended**
42 **site plan. R. Brideau seconded the motion. No discussion. Vote on the**
43 **motion: 6-0-0.**
44

45 C. Regional Impact Determinations – Global Motor Fuel Outlet Site Plan, Map 7 Lot
46 73-1; and The Grand Estate at Londonderry Site and Subdivision Plans, Map 7
47 Lots 132-8, 9 & 13-20.
48

1 C. May stated that neither the Global Motor Fuel Outlet site plan nor the site
2 and subdivision plans for The Grand Estate at Londonderry project are
3 developments of regional impact, as they do not meet any of the regional
4 impact guidelines suggested by Southern NH Planning Commission (SNHPC).

5
6 **L. El-Azem made a motion to accept Staff's recommendation that these**
7 **projects are determined not to be of regional impact under RSA 36:56.**
8 **R. Brideau seconded the motion. No discussion. Vote on the motion:**
9 **6-0-0.**

10
11 [M. Soares arrived during Discussions with Town Staff at 7:08 PM].

12
13 D. Discussions with Town Staff

- 14
15 • Litchfield Road and Gilcreast Road improvements

16
17 When asked by A. Rugg when improvements to Litchfield Road are
18 expected to be completed, J. R. Trottier replied that they are on
19 schedule and should be complete before winter.

20
21 M. Soares inquired about work being done on Gilcreast Road. J. R.
22 Trottier stated that work being performed in the right of way is related
23 to drainage improvements.

- 24
25 • Aranco Travel Center (Map 16 Lots 66, 73 & 75)

26
27 C. May explained that PSNH has identified 3 options to providing
28 electrical service to the Aranco Travel Center site currently undergoing
29 construction of the approved renovations. In order to provide service to
30 the location identified on the site plan, several poles would need to be
31 set along Rockingham Road and/or Liberty Drive in the first two options,
32 with wires crossing Rockingham Road to the site (see Attachment #1).
33 The remaining option would have less visual impact and involve only one
34 existing pole on the project's side of Rockingham Road. Two new poles
35 would be set at the rear of the site in order to avoid underground fuel
36 tanks. From that point the service would be directed underground to the
37 building from the rear. This option involves selective tree clearing to
38 bring wiring from the existing pole to the first of the new poles. The
39 applicant has been asked to keep tree cutting to a minimum. Staff
40 requested confirmation from the Board that the choice labeled as
41 "Option #1" on the attachment would be the most preferable. There
42 was no objection from Board members to the use of Option #1 as
43 presented.

- 44
45 • Master Plan funds

46
47 C. May noted that there is approximately \$4,000 remaining in the
48 account established for the 2013 Master Plan Comprehensive Update.
49 Staff had suggested to the Master Plan Implementation Committee that
50 those monies could be used towards hiring a consultant to assist with a

1 conceptual plan for the Town Common/Town Forest. A landscape
 2 architect associated with the Town’s economic development consultant,
 3 the Arnett Development Group, is currently available for hire and Staff
 4 asked for confirmation from the Board that this would be an appropriate
 5 use of those funds. There were no objections from Board members.
 6 Committee Chair C. Davies asked Staff to invite the landscape architect
 7 to the Implementation Committee’s next meeting.

- 8
- 9 • Regulations Audit

10

11 C. May stated that use of the new system mentioned at the July 9
 12 meeting that will automate the zoning ordinance has begun. Staff
 13 anticipates the first deliverable by the end of October.

14

15 **Public Hearings/Workshops/Conceptual Discussions**

- 16
- 17 A. Fairwind Properties, Inc. (Owner and Applicant), Map 28 Lot 31-1 – Application
 18 Acceptance and Public Hearing for formal review of a site plan to construct an
 19 eight unit flex industrial use building and associated site improvements at 10
 20 Technology Drive*, Zoned I-II.

21

22 (*Note: With approval of this site plan, the address for Map 28 Lot 31-1 will
 23 change to 3 Akira Way).

24

25 A. Rugg noted that once this application is accepted as complete, the 65 day
 26 time frame for the Board to render a decision under RSA 676:4 will begin.

27

28 J. R. Trottier stated there were no checklist items and that Staff recommends
 29 the application be accepted as complete.

30

31 **M. Soares made a motion to accept the application as complete per**
 32 **Staff’s Recommendation memo dated September 3, 2014. R. Brideau**
 33 **seconded the motion. No discussion. Vote on the motion: 7-0-0.**

34

35 Brian Pratt of CLD Consulting Engineers, Inc. was joined by owner Bob
 36 LaMontagne to present this site plan. He began by explaining that a previous
 37 site plan was approved by the Board in 2004 for this location, however the
 38 two-story building design was found later on not to be cost effective. This new
 39 plan features a single story building of a similar footprint (9,600 sf) that
 40 includes eight bays, each with the potential for a partial mezzanine. The bays
 41 will have overhead doors and can be combined to accommodate the space
 42 needs of a specific use. A single access point will come from Akira Way and
 43 will also be the location of the single light pole on the lot. The remainder of the
 44 lighting will be wall mounted. B. Pratt noted the 31 parking spaces provided,
 45 as well as vehicle circulation of the site, which was designed with approval
 46 from the Fire Department. He briefly reviewed the drainage design and the
 47 1:1 engineered rip rap slope at the back of the lot. A monument sign at the
 48 entrance will feature space for up to eight tenants. This, along with the
 49 architectural design of the building, was reviewed and approved of by the
 50 Heritage Commission. Three waivers are being requested, two regarding
 51 landscaping in the interior of the parking lot, and the third for exceeding the

1 number of footcandles at the property line with the aforementioned light pole
2 at the driveway entrance.

3
4 A. Rugg asked for Staff input.

5
6 J. R. Trottier read into the record the three waiver requests from the Staff
7 Recommendation memo:

- 8
9 1. Section 3.11.g.1.i requiring 10% internal landscaping in parking lots in
10 the front of the principal building. Staff recommends **granting** the
11 waiver because this is a small parking lot for an industrial use, and the
12 applicant has located the required landscaping to the perimeter of the
13 site to filter views from the street.
- 14 2. Section 3.11.g.1.iii requiring 5% internal landscaping in parking lots
15 located at the rear of the principal building. Staff recommends **granting**
16 the waiver because the rear of the site is used for deliveries and internal
17 landscaping would impede truck movements. Again, landscaping was
18 moved to the perimeter of the lot.
- 19 3. Section 3.13.C.3 requiring that outdoor lighting not exceed 0.2
20 footcandles at the property line. The plan provides for additional lighting
21 at the site driveway where it will exceed 0.2 footcandles at that location
22 only. Staff recommends **granting** the waiver because it is safer to have
23 adequate lighting at the intersection of driveways and streets.

24
25 J. R. Trottier also summarized the engineering review letter (see Attachment
26 #2).

27
28 A. Rugg asked for comments and questions from the Board.

29
30 M. Soares inquired about snow storage on the site and B. Pratt pointed out the
31 three locations dedicated to it.

32
33 A. Rugg asked for public input. There was none.

34
35 **M. Soares made a motion to approve the applicant's request for the**
36 **three (3) waivers previously noted as outlined in Staff's**
37 **Recommendation Memo dated September 3, 2014. R. Brideau**
38 **seconded the motion. No discussion. Vote on the motion: 7-0-0.**

39
40 **M. Soares made a motion to grant final approval to the site plan for**
41 **Fairwind Properties (Owner and Applicant), Map 28 Lot 31-1, to**
42 **construct an eight unit flex industrial use building and associated site**
43 **improvements at 3 Akira Way, Zoned I-II, in accordance with the plans**
44 **prepared by CLD Consulting Engineers, dated April, 2014, and last**
45 **revised July 9, 2014, with the precedent conditions to be fulfilled**
46 **within 120 days of the approval and prior to plan signature, and the**
47 **general and subsequent conditions of approval to be fulfilled as noted**
48 **in the Staff Recommendation Memo, dated September 3, 2014. R.**
49 **Brideau seconded the motion. No discussion. Vote on the motion:**
50 **7-0-0.**

- 1
2 B. Richard G. and Virginia St. Cyr (Owners and Applicants), Map 16 Lot 58 –
3 Application Acceptance and Public Hearing to amend the subdivision plan
4 conditionally approved on May 7, 2008 to phase the project at 28 Auburn
5 Road, Zoned AR-I.
6

7 There was no one present to represent this plan. An abutter asked to speak
8 and A. Rugg allowed him the opportunity, but cautioned that without the owner
9 or a representative present, the Board could not address any specifics about
10 the plan. Tim Patten, 29 Auburn Road, stated his objection to the option
11 expressed by A. Rugg that this hearing could be continued to the October 8
12 meeting. Following some discussion, A. Rugg asked again if anyone was
13 present for this application. Seeing none, **M. Soares made a motion to**
14 **continue the public hearing to the October 8, 2014 meeting at 7 PM in**
15 **the Moose Hill Council Chambers and stated that this would be the only**
16 **public notice of the continuance. R. Brideau seconded the motion.** No
17 discussion. **Vote on the motion: 7-0-0.**
18

19 A. Rugg reiterated that this would be the only notice to the public regarding
20 the continuance of this hearing to October 8.
21

- 22 C. Public Service of New Hampshire (Owner and Applicant) – Review of a
23 Conditional Use Permit to allow temporary impacts to the Conservation Overlay
24 District (COD) buffer of 109,211 square feet and permanent impacts of 710 sf
25 associated with the construction of a new 115kV transmission line in an
26 existing utility corridor right of way between the Scobie Pond Sub-Station in
27 Londonderry and the Huse Road Sub-Station in Manchester.
28

29 Matt Cardin of TRC Environmental and Laura Games, Siting and Permitting
30 Specialist for Public Service of New Hampshire (PSNH) presented this
31 Conditional Use Permit (CUP) request regarding impacts to the Conservation
32 Overlay District (COD) wetland buffer. A total of 58 new pole structures will be
33 installed within 6.2 miles of an existing PSNH right of way between the Scobie
34 Pond substation in Londonderry and the Huse Road substation in Manchester
35 (see Attachment #3). The goal is to meet the anticipated energy needs of the
36 area and increase reliability of the current system in the most efficient manner
37 and with the least amount of environmental impact. An additional seven other
38 structures associated with two existing transmission lines in the right of way
39 will also be replaced. In addition, 28,004 square feet of forested area in the
40 area of the Scobie Pond substation will be cut to expand the cleared portion of
41 the right of way. Of the 84,153 sf of impact to the various wetlands within the
42 corridor, only 216 sf will be permanent and will result from the actual
43 installation of the individual poles. Similarly, COD buffer impact will largely be
44 temporary (109,211 sf) and will be caused by access and construction, while
45 permanent buffer impacts at the pole sites will amount to 710 sf. The only
46 other effects on wetlands and buffers in the right of way will involve the
47 'conversion' of forested wetland and buffer area, meaning a selective cut will
48 transform it into scrub/shrub wetland. Those amounts total 7,528 sf of
49 wetland conversion and 8,454 sf of buffer conversion.
50

51 M. Cardin reviewed some of the methods and Best Management Practices

1 employed by PSNH to limit environmental impacts and avoid sensitive wildlife
2 habitat wherever possible. Comments from the Town's Conservation
3 Commission (which were minimal) were incorporated into the plan and the
4 Commission gave a favorable recommendation to the Planning Board of the
5 CUP application.

6
7 A. Rugg asked for Staff input.

8
9 J. R. Trottier asked L. Games if PSNH had selected a construction staging area
10 and whether helicopters would be used during construction. L. Games replied
11 that PSNH is still looking for an appropriate site to use as a laydown/office
12 trailer area and would not know about the use of helicopters until a contractor
13 is selected. J. R. Trottier explained the need to know the information in the
14 likely event that residents call the Town Offices with questions. He confirmed
15 with L. Games that she would be the point of contact for those issues and
16 asked for her contact information. She added that PSNH will be contacting
17 abutters once a site is chosen to let them know the activity to take place.

18
19 A. Rugg asked for input from the Board.

20
21 C. Davies confirmed that the impact totals stated do not include impacts in
22 Manchester. He asked if any particular wetland areas within Londonderry were
23 involved. M. Cardin replied that the more notable wetlands known as Brickett's
24 Meadow and Peat Bog and their associated buffers will be impacted. C. Davies
25 also asked for clarification about the 28,004 sf of right of way expansion to
26 take place. M. Cardin explained that the majority of the new line will be
27 located in what is the cleared and maintained portion of the right of way owned
28 in fee by PSNH. Two areas of clearing around the Scobie Pond substation
29 totaling 28,004 sf are within the overall right of way which includes areas that
30 have not been cleared but are still within the boundaries of the PSNH property.
31 The 'clearing' will actually be a selective cut within the forested area to allow
32 for adequate clearance of transmission lines. No stumping or grubbing will
33 take place so that the vegetation can regenerate and then be maintained long
34 term for clearance purposes. C. Davies asked if the new line would be at a
35 similar height as the existing lines in that right of way and M. Cardin said the
36 new pole heights would not exceed those of any current poles. L. El-Azem
37 verified with M. Cardin that no expansion beyond the current bounds of the
38 right of way would take place with this project, meaning no private property
39 would be infringed upon. M. Cardin also clarified that this right of way is not
40 an easement but is a fee owned property. S. Benson inquired about
41 restoration of the wetland buffers post construction. M. Cardin explained that
42 temporary timber mats are positioned on the ground to allow for access and
43 work areas while protecting the habitat. These mats, he noted, are not dragged
44 to or from the site but are specifically sited to cause the least amount of
45 impact. TRC Environmental performs and documents monitoring of PSNH
46 practices in the field during construction and re-inspects up to a year afterward
47 to ensure there are no long lasting environmental impacts. If any are found, a
48 restoration plan is implemented. A. Sypek asked if the poles were made of
49 steel or wood. M. Cardin stated that are mainly made of steel and are directly
50 imbedded into the ground using caissons. A. Sypek also asked if the line is

1 constructed to withstand earthquakes. Neither M. Cardin nor L. Games could
2 answer the question but offered to find the information. A. Rugg asked if PSNH
3 had obtained their State wetlands permit from the Department of
4 Environmental Services (DES). He was informed that the permit had been
5 applied for and that a response is expected by October 15. A permit from the
6 Army Corps of Engineers would then be expected 30 days after receipt of the
7 wetlands permit. M. Soares asked whether measurements are taken during
8 this process of electromagnetic fields associated with the new line. L. Games
9 answered that she did not have any specific predicted anticipated
10 measurements but added that the lines are designed to produce a field well
11 below established guidelines for public exposure. In addition, a phasing
12 method is used during construction where fields are cancelled out by each
13 other so that the level at the edge of the right of way is no higher than found
14 in the typical household.

15
16 A. Rugg asked for public input.

17
18 Phillip Sciandra, 17 Rear Brewster Road, asked questions concerning exposure
19 to electromagnetic fields and visual impacts caused by tree clearing, given his
20 direct proximity to the Scobie Pond substation. A. Rugg stated that PSNH has
21 the right to cut trees on their own property and that electromagnetism was not
22 the issue at hand, but suggested he contact PSNH directly about those issues.
23 L. Games offered to have the appropriate PSNH employee contact him.

24
25 Jon Verani, 73 Page Road, asked when construction was expected to begin and
26 M. Cardin replied that the goal is to begin in late November or early December
27 of 2014. J. Verani asked about potential impacts to beaver dams in Brickett's
28 Meadow, which abuts his property, since he would like them preserved. L.
29 Games replied that a dam on private property could not be removed by PSNH
30 without permission from the landowner. J. Verani stated for the record that he
31 did not give permission for dams on his property to be disturbed. Lastly, J.
32 Verani asked about restoration of a stream channel off of Brickett's Meadow
33 that was rutted during previous maintenance work done in the right of way. L.
34 Games offered to contact the transmission vegetation management specialists
35 at PSNH about the issue and to email J. Verani information about that
36 management as well this project plan.

37
38 Bob Merrill, owner of Lot 32A on Map 17, verified that the new line would
39 generally be north and east of the existing lines. He requested that he be able
40 to add a padlock to the gate located on Lot 32A where PSNH presently has a
41 padlock. He also asked about surveying of the right of way because he was
42 told in the past by a PSNH attorney that an easement deed related to a
43 telecommunication line placed on that property includes outdated/incorrect
44 information. L. Games said she would locate the appropriate contact for those
45 issues.

46
47 Ray Breslin, 3 Gary Drive, asked if this was the first time PSNH had presented
48 this project to the Planning Board. A. Rugg said it was, and that a preliminary
49 presentation was not required in this instance. He added that presentations
50 have been made to the Conservation Commission and permits have been filed

1 with NH DES. R. Breslin then posed questions about the purpose of the new
2 line. M. Cardin and L. Games reiterated the need to ensure both anticipated
3 power needs and reliability of the current system. When he questioned the
4 need for additional lines in town, A. Rugg reminded him that the hearing was
5 not about that issue per se but instead about the Conditional Use Permit. R.
6 Breslin asked if anyone present had walked the property in question. A. Rugg
7 said the Conservation Commission had and that they recommended approval of
8 the permit.

9
10 There was no further public input.

11
12 **M. Soares made a motion to grant final approval to the Conditional Use**
13 **Permit for Public Service of New Hampshire (Owner and Applicant), to**
14 **allow temporary impacts to the Conservation Overlay District (COD)**
15 **buffer of 109,211 square feet and permanent impacts of 710 sf**
16 **associated with the construction of a new 115kV transmission line in**
17 **an existing utility corridor right of way between the Scobie Pond Sub-**
18 **Station in Londonderry and the Huse Road Sub-Station in Manchester,**
19 **in accordance with the submission prepared by TRC Environmental,**
20 **dated August, 2014, as noted in the Staff Recommendation Memo**
21 **dated September 3, 2014. R. Brideau seconded the motion. No**
22 **discussion. Vote on the motion: 7-0-0.**

23
24 **Other Business**

25
26 There was no other business.

27
28 **Adjournment:**

29
30 **M. Soares made a motion to adjourn the meeting. L. El-Azem seconded**
31 **the motion. Vote on the motion: 7-0-0.**

32
33 The meeting adjourned at 8:43 PM.

34
35 These minutes prepared by Associate Planner Jaye Trottier

36
37 Respectfully Submitted,

38
39
40
41
42 Lynn Wiles, Secretary

MEMORANDUM

To: Planning Board

Date: September 3, 2014

From: Planning and Economic Development
Department of Public Works & Engineering
Tighe & Bond, Inc.

Re: Map 28 Lot 31-1
Proposed Site Development
3 Akira Way

Owner/Applicant: Fairwind Properties

CLD Consulting Engineers, Inc. submitted plans and supporting information for the above-referenced project. The DRC and the Town's engineering consultant, Tighe & Bond, Inc. reviewed the submitted plans and information, and review comments were forwarded to the Applicant's engineer. The Applicant submitted revised plans and information and we offer the following comments:

Checklist Items:

1. There are no checklist items.

Design Review Items:

1. The Applicant's landscape plan does not provide a minimum of 10% internal landscaping in front parking lots in accordance with Section 3.11.g.1.i of the Site Plan Regulations. The Applicant has submitted a **waiver request** for this requirement.
2. The Applicant's landscape plan does not provide a minimum of 5% internal landscaping in rear parking lots in accordance with Section 3.11.g.1.iii of the Site Plan Regulations. The Applicant has submitted a **waiver request** for this requirement.
3. The Applicant's site lighting near the driveways at Akira Way exceeds 0.2 foot-candles and does not comply with Section 3.13.c.3 of the Site Plan Regulations. The Applicant has submitted a **waiver request** for this requirement.
4. The engineered slope design (Sheet No. 1) calls for 3' benches every $\pm 4'$, including a bench at the top of the slope. This, along with the "v" diversion swale, appears to encroach onto the abutting property. The applicant should confirm if the construction of the slope and "v" swale will encroach onto the abutter's property, if so a temporary construction easement may be required. The "Proposed Slope Detail" should also be updated to include the property line and the "v" diversion swale detail. The "Plan View of Proposed Slope" should also be updated to match the Grading, Drainage and Erosion Control Plan.
5. The Applicant should address the following comments relative to the submitted Grading, Drainage and Erosion Control Plan:
 - a. Although the applicant has noted to "verify TBM elevations prior to construction" (see Note 15), the applicant should show the location and elevation of the benchmarks.
 - b. An invert elevation should be provided for the outlet at the headwall from the northern detention basin ("HW4").

6. The Applicant should address the following comments relative to the submitted Utility Plan:
 - a. The applicant should show sewer separation from water (18" below water), and identify minimum cover for the pipes. It appears there is less than 6' of cover on the proposed sewer pipes.
 - b. The sewer structures should be designed with a 0.1' drop between the inlet and outlet per NHDES standards.
 - c. The applicant should provide the proposed water system pipe type and size.
 - d. The applicant should provide the proposed water system valves, bends and thrust blocks and tees.

7. The Applicant should address the following comments relative to the submitted project details:
 - a. The applicant should revise the "Typical Basin Cross-section" detail that appears to be only for the northern detention basin as the elevations shown are not relevant to the detention basin along Akira Way. If this detail is for the northern basin, and not "for a Typical Basin", the berm elevation shown would need to be updated to match the Grading, Drainage and Erosion Control Plan.
 - b. The elevation value "L" in the outlet structure elevation/dimensions table for OS2 does not correspond with the bottom of the basin contour on the Grading, Drainage and Erosion Control Plan. Also, this value would put the bottom of pond above the bottom of the weir elevation. The applicant should revise the details, plans and/or Stormwater Management Report as needed to correct these inconsistencies.
 - c. The applicant has provided a guardrail detail, though no guardrail is called out on the site plans. The applicant should address whether guardrail will be included as part of this project or remove the detail from the plans if it is not being used.
 - d. The applicant should provide a "STOP" sign detail.
 - e. The applicant should provide a typical driveway apron detail, or note stating that all construction details shall be in accordance with the Town of Londonderry "Typical Details for Site and Roadway Infrastructure".
 - f. Typical Construction Sequence Note #4 directs the contractor to "raze building". The construction sequence notes should be revised to be site specific as there is no exiting building.
 - g. Typical Construction Sequence Note #13 refers to "infiltration areas". The construction sequence notes should be revised to be site specific as there are no infiltration areas proposed.
 - h. Typical Erosion Control Note #5 states "all disturbed area shall have a minimum of 4" of loam installed", this contradicts Landscape Note #4 which states "disturbed areas shall be loamed and seeded with a minimum of 6" suitable loam". The applicant should revise the plans to be consistent.
 - i. Typical Erosion Control Note #13 states "all erosion controls shall be inspected weekly and after every 0.5" or greater rainfall within a 24-hour period". For projects that require a SWPPP, the standard for inspection of erosion controls is after every 0.25" or greater rainfall even. The applicant should revise the notes as required.

8. The Applicant should address the following comments relative to the submitted Stormwater Management Report:
 - a. The applicant should revise the pre-development watershed areas to more accurately represent that of the 2004 existing conditions plan (i.e. no gravel drives existing in the 2004 conditions). Also the use of "Fair" and "Poor" ground cover does not seem consistent with actual ground cover based on historic aerial photographs. We recommend the applicant revise these values to be modeled as "Good" or provide justification for the use of these values.
 - b. The applicant should revise the Pre- and Post- Development Watershed Plan to include each watershed area in acres, per Section 3.07.b.7 of the Site Plan Regulations.
 - c. We recommend the stormwater maintenance requirements be expanded to include submission of the annual maintenance reports to the Department of Public Works as typically required by the Town.

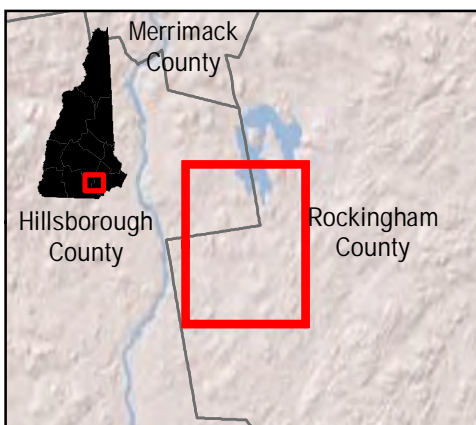
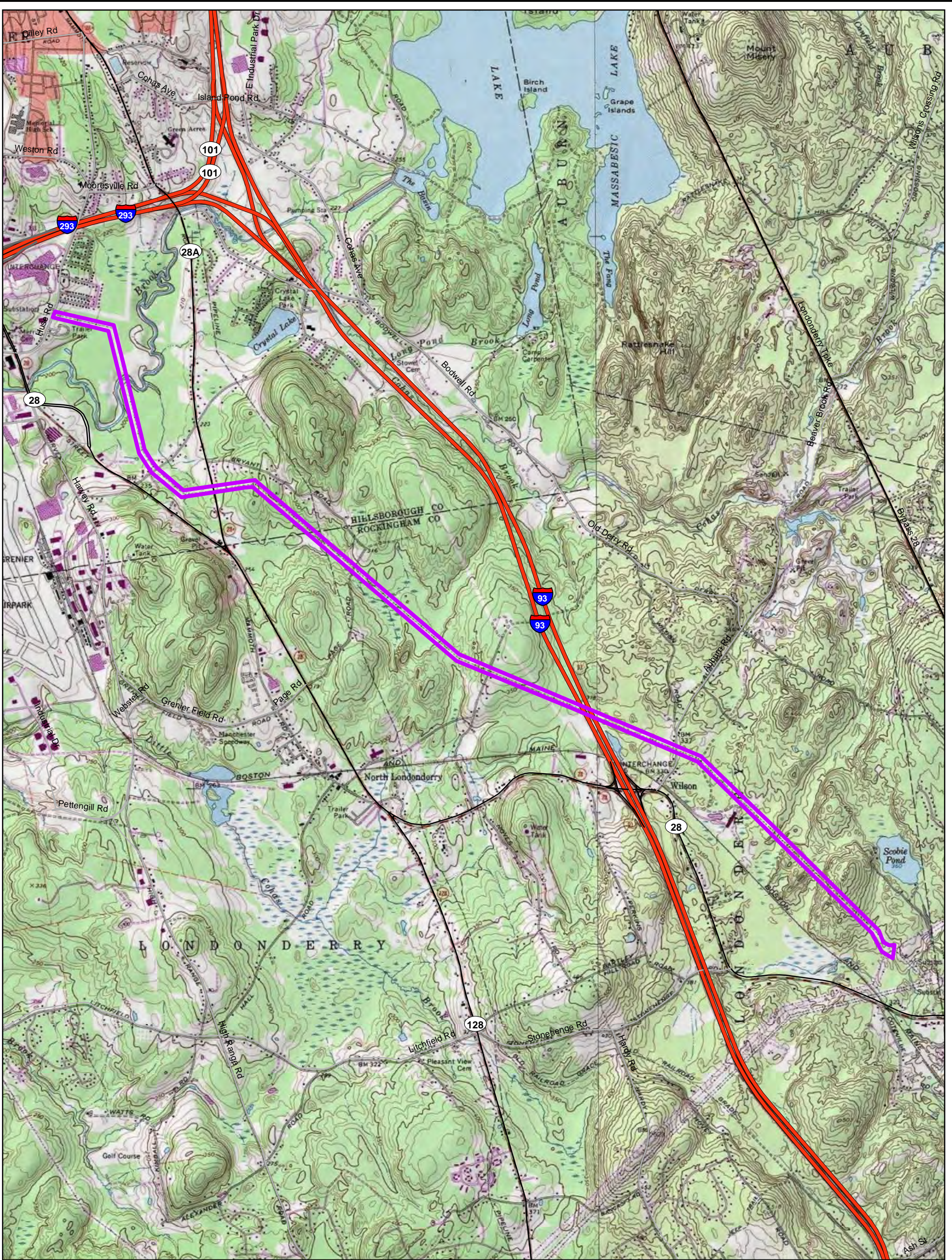
9. The Applicant should verify the DRC comments for the project are adequately addressed as applicable:
 - a. Please verify the comments of the Sewer Division have been adequately addressed with the Sewer Division.


Board Action Items:

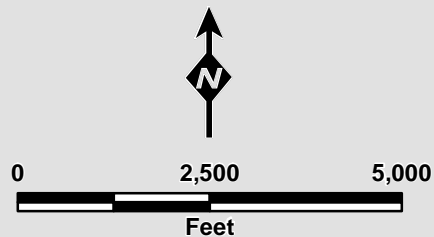
1. The Applicant is requesting three (3) waivers to the Site Plan Regulations as noted in his letter dated August 13, 2014. The Board will need to consider each waiver under this application.

Board Informational Items:

1. There are no additional informational items.



 Approximate Project Corridor



Public Service of
New Hampshire

Scobie Pond Road
to Huse Road Corridor

Project Location

Prepared on 4/11/2013 by: 

Path: T:\PROJECTS\AUGUST\PSNH\Scobie_Pond_Rd_to_Huse_Rd\Scobie_to_Huse_Project_Overview_11x17.mxd

Data Sources: USGS, ESRI/Bing, TRC

Coordinate System: NAD 1983 StatePlane New Hampshire FIPS 2800 Feet